

TO LET



7 Mann Street, Liverpool L8 5AF



Warehouse Accommodation in the heart of the Baltic Triangle Suitable for a variety of occupiers



12,034 sq ft

Total Area



On Application

Rent



£39,750

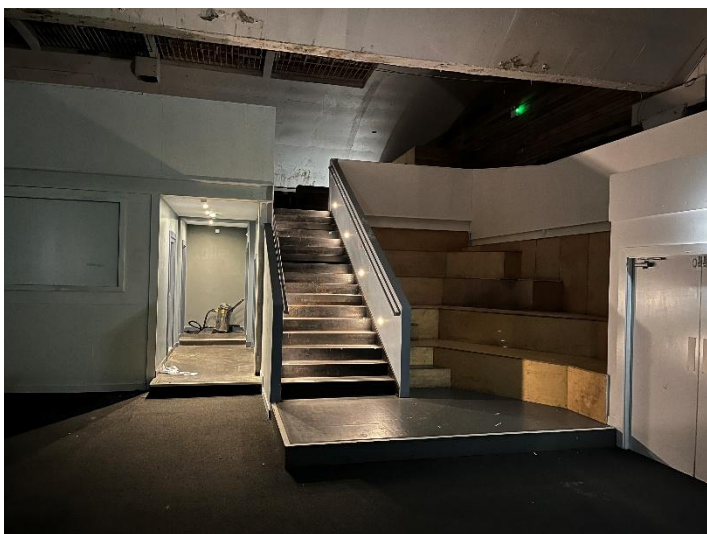
Rates - RV



C-70

EPC

- Flexible warehouse accommodation with mezzanine
- Suitable for multiple use types
- Established enterprise area containing wide range of businesses
- Proximity to Liverpool City Centre
- Potential to divide space
- Access via electric roller shutter door on Mann Street



Location

Situated on Mann Street in the heart of the vibrant Baltic Triangle district of Liverpool City Centre.

Once an industrial heartland, the Baltic Triangle has evolved into a thriving creative quarter. It hosts an eclectic range of studios, co-working offices, boutique hotels, music venues, and cutting-edge concept bars—making it one of Liverpool's most desirable lifestyle destinations.

The premises are conveniently located near key attractions such as Cains Brewery Village, Golf Fang, Camp & Furnace, Boxpark Liverpool and the bustling Baltic Market, enhancing both day and night time appeal.

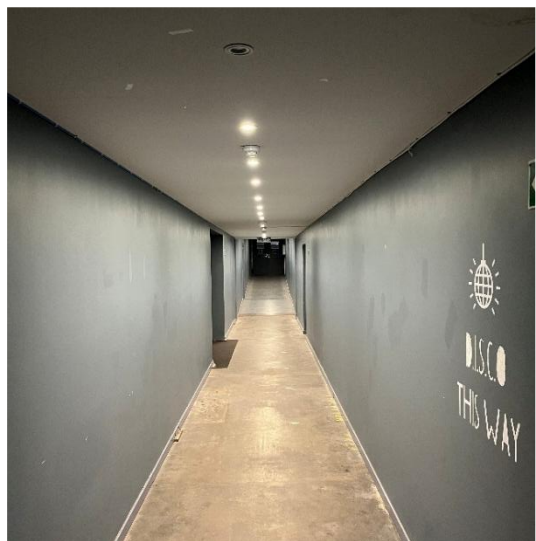
The area is set to benefit from significant infrastructure investment with the planned £100 million Liverpool Baltic Station on the Merseyrail Northern Line. Construction is expected to commence in early 2026 with a potential opening in 2027.

Description

The property consists of warehouse space that is accessed via an electric roller shutter door and a ramp leading into the property. Upon entering, the unit then opens into a large open space, with generous height. There is further mezzanine space above and currently wooden seating arranged as a viewing space. Along with this, across the corridor is a further warehouse, previously used for an entertainment's venue. This could be incorporated within the property as a whole or just as easily divided separately to the main space.

The property's flexible layout and unique location lend itself to being adaptable for a various number of occupiers.

There is a public car park directly opposite the site located on Mann Street.





Accommodation

Gross Internal Area:

12,034 sq ft (1,118 Sq M)

Services

All main services are connected.

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

Rent on application.



Rates

Rateable Value April 2023 to Present: £39,750

It is the incoming tenant's responsibility to make their own enquiries with the Local Authority.

EPC

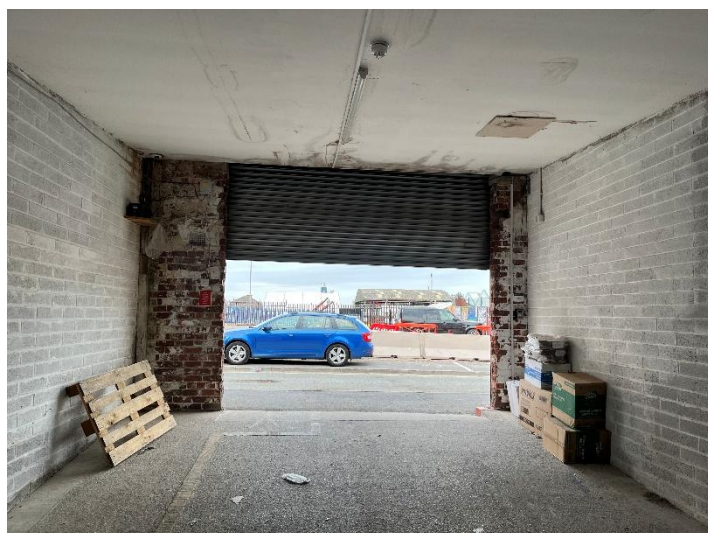
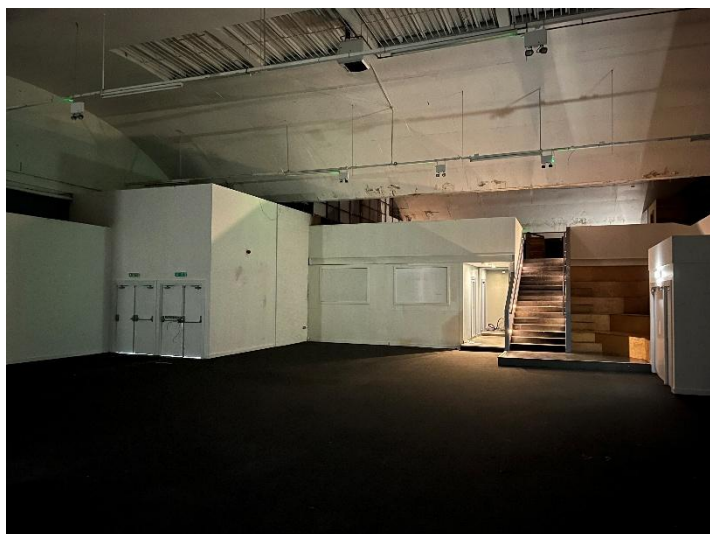
C-70 (Valid until September 2034).

VAT

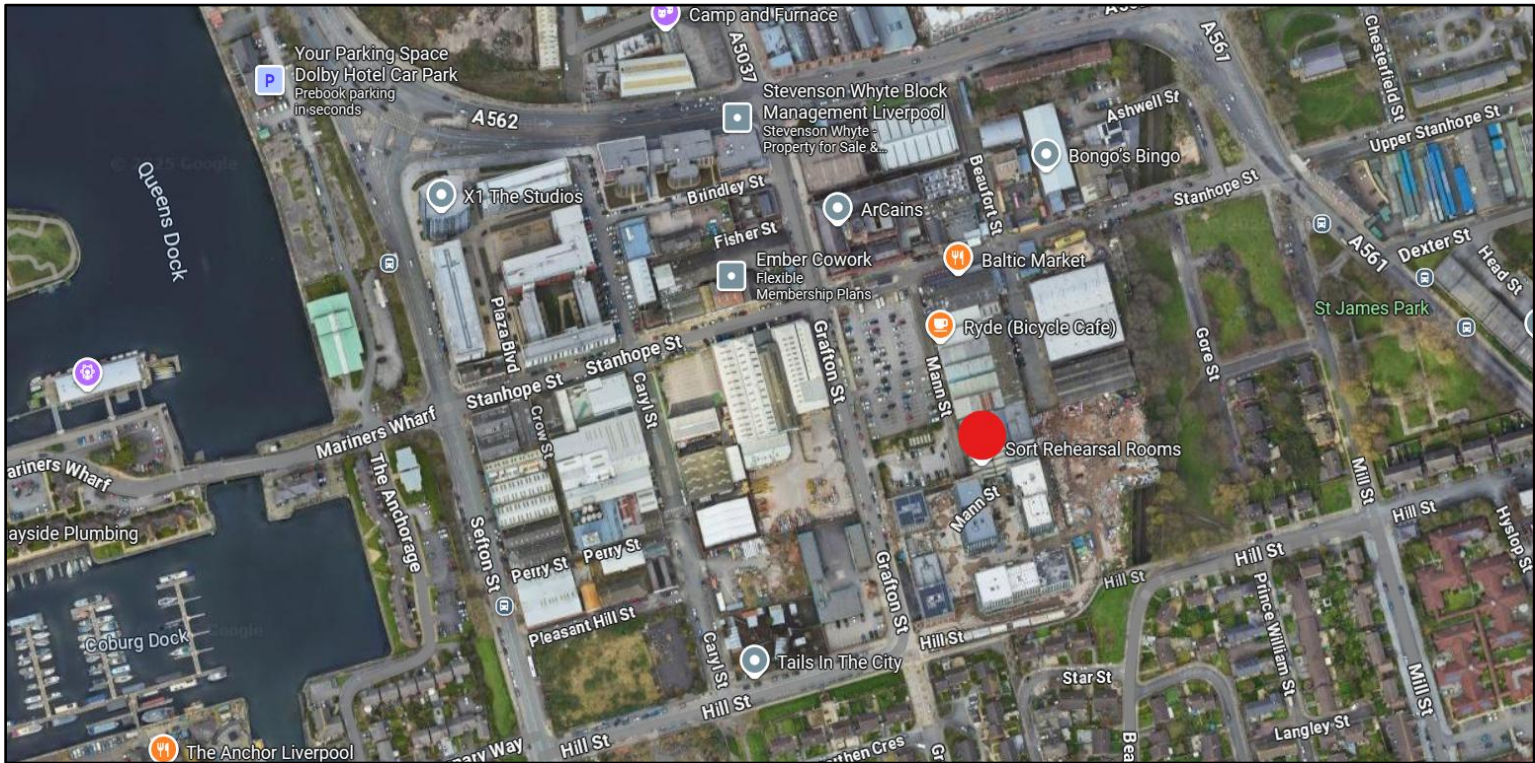
All figures quoted are exclusive of VAT, which will be charged and the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.



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Mason Owen & Partners Limited: Reg No. 1426226.
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Partners list is available upon request.

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For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

Messrs. Mason Owen & Partners for themselves and for vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Messrs. Mason Owen & Partners has any authority to make or give any representation or warranty whatever in relation to this property. Subject to Contract. August 2025



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